



ASHFIELD GARDENS

Norton | Bury St. Edmunds | Suffolk





Large and light dual aspect principal living room boasts ceiling speakers and an elegant mantelpiece with wood burning stove against a feature wallpaper backdrop is an attractive focal point

ASHFIELDS GARDENS

NORTON | BURY ST. EDMUNDS

- Immaculately presented detached four bedroom country house constructed by a builder of renown & with an abundance of high-quality features
- Various interconnecting & separate spaces for variety of uses (exercise/study/entertain), including media room
- Welcoming & wide reception hall spans nearly the entire length of the home with double doors to large living room
- Principal bedroom suite with desirable walk-in wardrobe & large shower room with twin basins
- Further sumptuous bathroom, en-suite shower room & downstairs cloakroom
- Envidable edge-of-village location, highly convenient for A14 commuting, close to historic Bury St. Edmunds & mainline rail link in Stowmarket
- Part vaulted kitchen with breakfast counter & dining space with French doors to gardens
- Private residents' driveway with large parking area, double cart-lodge, gardens with wood store & shed
- CAT 5 hard wired with EGi piped music system through ceiling & wall speakers
- Good news: no onward chain



Fraxinus
ASH TREE

Substantial modern home nestled in attractive countryside & abundance of high-quality features

Forming part of an exclusive residential enclave, this attractive home is immaculately presented and occupies an enviable situation in a tranquil edge-of-village setting. Finished to an exceptional high-standard throughout, the design and construction reflect traditional country living. Substantial, light, spacious and contemporary accommodation combines many modern efficiencies. A high-level of attention was paid to the specification of the house, which is evident in details such as its piped sound system, which includes a media room. Of particular note is the versatility of flexible separate living spaces with varying levels of connection that can be adjusted for a variety of uses, whether for exercising, studying or entertaining – all arranged around and that flow seamlessly from an impressive reception hall that spans nearly the entire length of the property. The part-vaulted kitchen/breakfast room has an uplifting and relaxed feel with French doors to the garden in addition to a useful utility room. A galleried landing leads a principal bedroom suite with desirable walk-in wardrobe.

A concealed private residents' gravel driveway opens to a large block paved parking area with the additional asset of a double cart-lodge. Low maintenance landscaping, fully enclosed and pet-friendly with a pathway envelopes the property connecting two gated entrances. Wood store and shed.

4 Ashfield Gardens lies on the edge of a rural and much favoured village of Norton – 10 miles east of the fine Suffolk Cathedral town of Bury St. Edmunds. Conveniently located for A14 access and to Stowmarket (8 miles) with its mainline rail link. The local community is well-served by three churches, a pub – The Dog – a shop, petrol station and garage. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive. Refer to our Situation page to discover more and visit: nortonvillage.org.uk

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

4 Ashfield Gardens is built in a traditional country house style over 20 years ago – the array of dormer windows lend to the vaulted aspects of the upper rooms behind its rendered elevations. Its versatile, well-appointed and beautifully arranged interconnecting, yet separate spaces measure approximately 2825 ft² (262.5 m²). The property will suit a broad range of buyers from growing families to professionals – all who seek convenient country living with that all-important outdoor amenity.

Ground Floor

RECEPTION HALL

Porch with lighting and part-glazed front door opens to a welcoming and wide reception hall laid with attractive solid oak floor. Staircase rising to first floor with understair storage cupboard. Further cupboard with fuse box. Alarm system control panel. Two windows to front parking aspect. Recessed lighting. Radiator. Doors to:

CLOAKROOM

With opaque window to side aspect, the cloakroom comprises low-level wc and wall-mounted basin with mixer tap. Solid oak floor theme continues. TV point. Pendant lighting. Radiator.

SNUG 10'8" x 10'0" (3.26m x 3.05m)

Pleasant dual aspect living space with bay window of extensive fenestration to side aspect and further window to garden aspect. TV point and phone point. Solid oak wood floor continuation. Pendant lighting. Radiator.

DINING ROOM / STUDY 12'6" x 10'7" (3.81m x 3.22m)

Double doors open to the dining room / study with large tripartite windows to garden aspect. Carpeted. Dimmable pendant lighting. Radiator.



Welcoming and wide reception hall spans nearly the length of the home



Kitchen / breakfast room with vaulted ceiling and French doors to garden



MEDIA ROOM 19'4" x 15'5" (5.89m x 4.71m)

Large dual aspect media room with large windows to both side aspect. Ceiling projector power points fitted with load bearing capacity measures above. Two wall-mounted speaker points. CAT 5 cabling. Carpeted. Dimmable recessed lighting. Two radiators.

SITTING ROOM 19'5" x 16'2" (5.93m x 4.92m)

Double doors open to a large dual aspect principal living room with windows to both side garden aspects and the focal point of a wood burning stove surmounted on stone hearth with elegant stone mantelpiece surround – all set against the backdrop of a feature wall. Four ceiling speakers. TV and SAT points. Carpeted. Dimmable three wall light points. Two radiators.

KITCHEN / BREAKFAST ROOM 21'11" x 17'9" (6.67m x 5.40m)

The large part-vaulted Kitchen/Breakfast room exudes an altogether uplifting and relaxed feel. Incredibly light and airy with its quadruple window aspect and French doors to garden terrace. The dining space and kitchen is subdivided by a breakfast counter and central column. The kitchen layout is thoughtfully considered with an extensive range of farmhouse-style cabinetry that includes deep pan drawers and display storage. Task lighting above granite preparation surfaces with double *Belfast* sink and mixer tap inset. High-quality integrated appliances include: separate *Liebherr* fridge and freezer full-height units, *Bosch* dishwasher, *Rangemaster* 'Professional+' 6 burner ceramic hob cooking range with two electric oven spaces, a storage compartment and grill, slate grey metro-style tile splash back and extractor hood. Water softener. TV and phone points. Mix of ceiling and wall-mounted speakers. Mix of recessed and spotlighting. Tiled floor throughout. Two radiators.

UTILITY ROOM

A useful dedicated utility room with part glazed external door to parking area and cart-lodge beyond. Galley-style in arrangement with two preparation surfaces with ceramic sink and drainer with mixer tap inset and metro-style splash back tiles. Floor standing oil-fired boiler fitted with oil sentry device. Fusebox. Thermostat. Space and plumbing for washer/dryer. Extractor fan. Tiled floor with underfloor heating.



Pleasant dual aspect snug with solid oak floors and large bay window

First Floor

GALLERIED LANDING

A galleried landing space with split-level window to garden aspect and attractive wood and painted balustrade. Door to water cylinder. Thermostat. Loft hatch. Recessed lighting. A further landing area with loft hatch leads through to:

PRINCIPAL BEDROOM SUITE 22'1" x 16'7" (6.72m x 5.05m)

A light and airy vaulted dual aspect principal bedroom with dormer window to parking area and further to garden aspect. Ceiling speakers. Triple pendant lighting. TV and phone point. Two radiators. Doors to:

WALK-IN WARDROBE

A desirable feature is the walk-in wardrobe fitted with automatic pendant lighting and various shelf and hanging space.

EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite with skylight comprising glazed door to walk-in mosaic floor tiled shower with fixed rain shower and separate shower nozzle attachment, vanity unit with twin basins and mixer taps inset and low-level wc. Extensive wall tiles. Extractor fan. Ceiling speaker. Stone effect ceramic tiled floor. Mirror. Double height heated towel rail. Radiator. Recessed lighting.

BEDROOM TWO 12'5" x 12'2" (3.79m x 3.70m)

Another impressive dual aspect bedroom with dormer window and further window to garden aspects. Full-height fitted wardrobes comprising a variety of storage shelving and hanging rails with storage above and pull-out shoe racks behind a pair of smoked sliding mirrors. Further double doors to wardrobe. TV point and phone points. Pendant lighting. Radiator. Door to:

EN-SUITE BATHROOM

En-suite comprising panelled bath tub with shower attachment and mixer tap, wall-mounted basin with mixer tap and low-level wc. Shaver point. Extractor fan. Mirror. Recessed lighting. Stone-effect ceramic tiled floor. Heated towel rail. Radiator.



Large dual aspect principal bedroom suite with walk-in wardrobe



Sumptuous bathroom and shower room suites



Bedroom two suite with smoked sliding mirrored closet space and wardrobe

First Floor (cont'd)

BEDROOM THREE 15'5" x 12'3" (4.70m x 3.73m)

Vaulted with dormer window to front aspect With window to front aspect. TV and phone points. Double pendant lighting. Radiator.

BEDROOM FOUR 11'2" x 10'8" (3.41m x 3.26m)

Vaulted with pair of dormer windows to front and rear aspects. Built-in floor-to-ceiling wardrobes with shelves and hanging rails behind sliding part smoked and mirror doors. Phone point. Pendant lighting. Radiator.

FAMILY BATHROOM

Sumptuous family bathroom suite with large mirror and display shelving. Vaulted ceiling with skylight. Comprising panelled bath with shower attachment and concealed mixer tap, corner shower cubicle with fixed rain shower, wall-mounted basin and mixer tap inset, low level wc. Extractor fan. Shaver point. Double height heated towel rail. Stone-effect ceramic floor tiles. Radiator. Recessed lighting.

GARDENS & PARKING

Approached along a private residents' gravel driveway lined with mature specimen trees, No.4 has a large block paved parking area to the front with porch entrance, and there is the additional asset of a double cart-lodge fitted with eaves storage space, lighting and power.

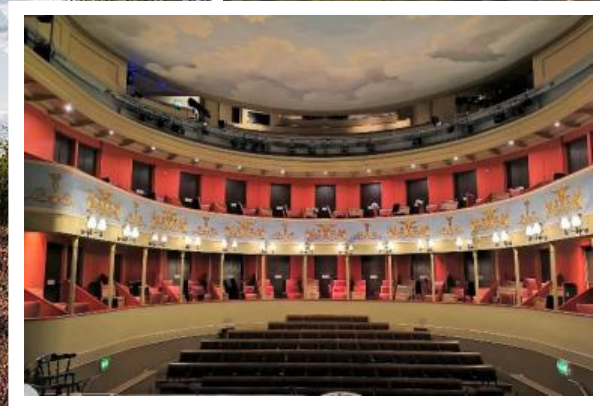
A low-maintenance gardens with terrace is largely laid to lawn. Fully enclosed and pet-friendly with fencing blended with hedging and a pathway that envelops the property connecting two gated entrances. Large storage shed and wood store lean-to. Spigots to front and rear. Outdoor lighting. Oil tank.



Sumptuous family bathroom suite with tub and rain shower cubicle



Low-maintenance, fully enclosed pet-friendly rear garden with terrace laid largely to lawn with hedging, beds interspersed with mature specimen trees, shed and wood store lean-to



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); majestic ruins of Framlingham Castle (top right); 9 hole heathland course at Flempton Golf Club (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horsing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



A14	4 miles
Stowmarket	8 miles
Bury St. Edmunds	10 miles
Ipswich	22 miles
Newmarket	26 miles
Cambridge	40 miles



Aldeburgh (Suffolk Heritage Coast)
1 hr/40 miles



From Stowmarket
London Kings Cross
(120 mins)
London Liverpool Street
(85 mins)
Cambridge
(60 mins)



London Stansted Airport
(1 hr/60 miles)
Heathrow Airport
(2 hr/117 miles)

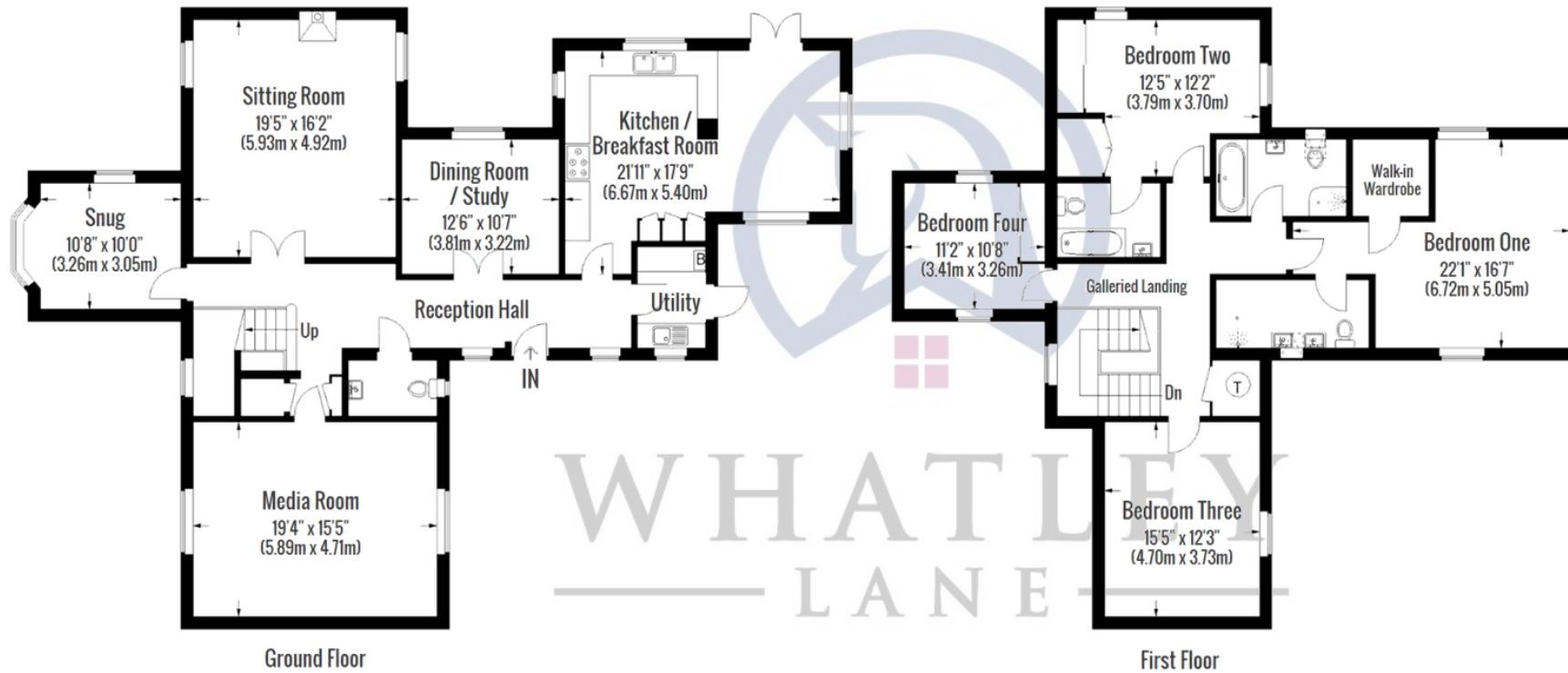


There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); South Lee School (2-13).
STATE includes: Norton CEVC Primary School (4-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College – Further Education.

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 2825 ft² (262.5 m²)



WHATLEY
LANE

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

TENURE

For sale FREEHOLD with vacant possession upon completion.

SERVICE

Mains water, drainage and electricity. Oil-fired central heating. CAT 5 cabling and EGi piped sound system. AGENT'S NOTE: none of the services have been tested.

LOCAL AUTHORITY

Mid Suffolk District Council (0300 123 4000)

Tax band G – £3,028.43 (2020/21)

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

DIRECTIONS (IP31 3NQ):

From London/Cambridge (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Stowmarket. Exit the A14 at Junction 47, signposted 'Ixworth' and take the A1088 north to Norton. Continue along into the village of Norton and turn right at the junction with 'The Dog' public house signposted 'Ashfield'. 4 Ashfield Gardens concealed entrance is approximately two miles on the right hand side marked by our **For Sale board**.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



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www.countrylife.co.uk

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